

Summary of Growth Management Comments From Sector Meetings

L e e s b u r g



Respectful of the Past
Mindful of the Future

Urban Growth Issues Visioning Session Saturday, 15 November 2003

Growing In

Redevelopment adjacent to historic district should be in character with historic district.
Focus on re/development near existing infrastructure.
Focus on redevelopment and infill along strip mall areas (along Market and Catoctin Streets).
Reston = good; Manassas = bad.
Keep out high-rise buildings.
Sustain the small town charm/family atmosphere.
Focus redevelopment in strip malls with high quality design.
Redevelopment authority.
Preserve small-town feel while promoting business.
Need more downtown residential—attract different business mix.
Increase density (office & commercial).

Growing Out

Expand corporate limits to accomplish above.
Room to grow/annexation.
Expand town limits to get more commercial growth.
Don't expand town limits.
Have town outside bypass feel apart of the town (ex., location of welcome sign).
Keep high-employment offices (ex., research and development) outside the downtown.
Annex land west of 267 (airport) & create a nonresidential buffer.

Growing Thinner

Increase minimum lot sizes.
Less dense housing (new const.).

Not Growing

Restrict residential development.
Don't build anything more. Preserve and make better what we have.
No more cookie cutter developments.

Growing?

The town should consider the cost of providing educational and other public services when making land use decisions.
The town should establish a mechanism for review of fiscal and market impacts.
If the number of residential dwelling units is proposed to increase from that which is currently approved, the developer shall provide to the town a fiscal impact analysis that

demonstrates the long term fiscal benefits to the town as a part of any application for plan amendment, rezoning, proffer amendment or similar action.

Examine whether growth is desirable for town.

Achieve city status.

Town sees itself as suburb of major metro area, not small rural town.

Keep Leesburg affordable for all income levels.

Plan for a balanced community (jobs, recreation, houses, other amenities, etc.).

Growing Green

Greenbelt edge around Leesburg.

Do not permit environmentally unsafe development.

Supporting local farmers/co-ops.

Preserve the tree canopy in the district, and more of a tree canopy in new areas.

Preserve scenic spots from high spots in town.

Make current open space (undeveloped land) into parks.

Growing Economically

Not slow growth, but smart growth.

Focus growth in developed areas and maximize use of existing infrastructure.

Selective growth; acquire land for business development.

Keep public facilities in-line with growth (infrastructure).

Have infrastructure keep pace with growth and facility support.

The town should encourage land uses where development generates more revenues than the cost of required services.

Require developers to pay for more infrastructure.

Address transportation problems – think about impact on roads by development.

More fee-friendly (re: government fees), without increasing taxes.

Require that developers pay impact fees (100%) upfront.